

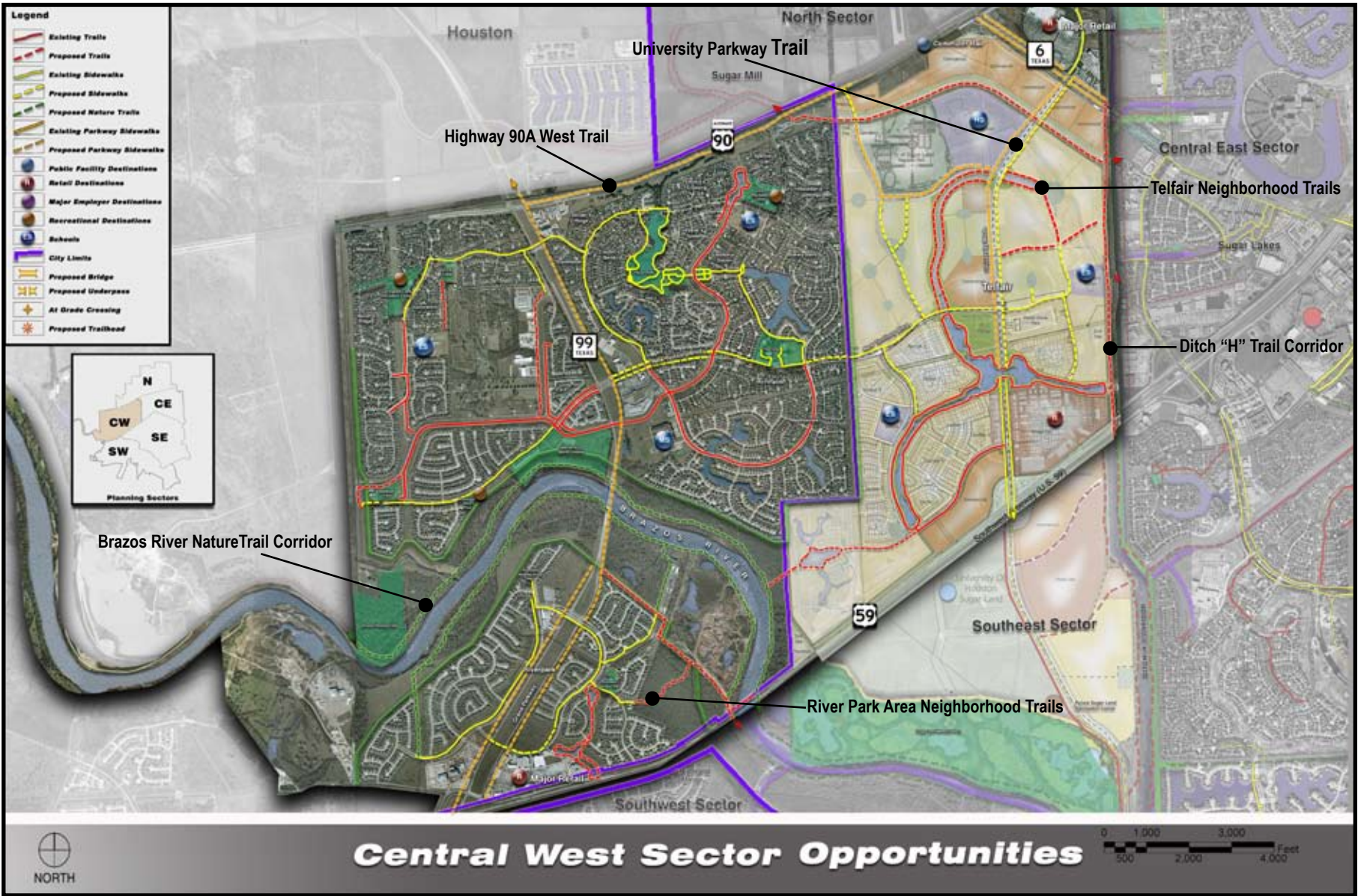


Central West Sector Opportunities

Many of the key trail corridors of this plan are located in this sector: University Boulevard, Ditch H Corridor, and the Brazos Trail Corridor. The Brazos River and Ditch H are natural features that provide great opportunities for trails since other developments are unlikely to be built on or around them. The construction of trails will help preserve the natural beauty that these features offer the City of Sugar Land and its residents.

With the development of the Telfair and River Park neighborhoods in recent years, trails are an essential asset which offers these residents the opportunity to connect to the other areas of the community. These potential trails connect to public schools and other major trail corridors, allowing access to retail and other citywide destinations.

TABLE E-3 CENTRAL WEST PLANNING AREA HIKE & BIKE COMPATIBILITY - EVALUATION SUMMARY			
Grade	Score	Name	Comments
5	95	Ditch H CommunityWide T rail (West Side)	Critical north south corridor, can easily be part of new development
5	90	Brazos T rail (West Segment)	Significant nature trail corridor, potentially one of the best in the region
5	84	University Blvd. Parkway T rail	Key central corridor with major connections to area housing, parks and retail
4	75	Telfair Neighborhood Trails	Neighborhood level trails
4	66	Riverpark Neighborhood Trails	Neighborhood level trail enhancements
3	59	Highway 90A West Parkway T rail	Potential for regional trail corridor



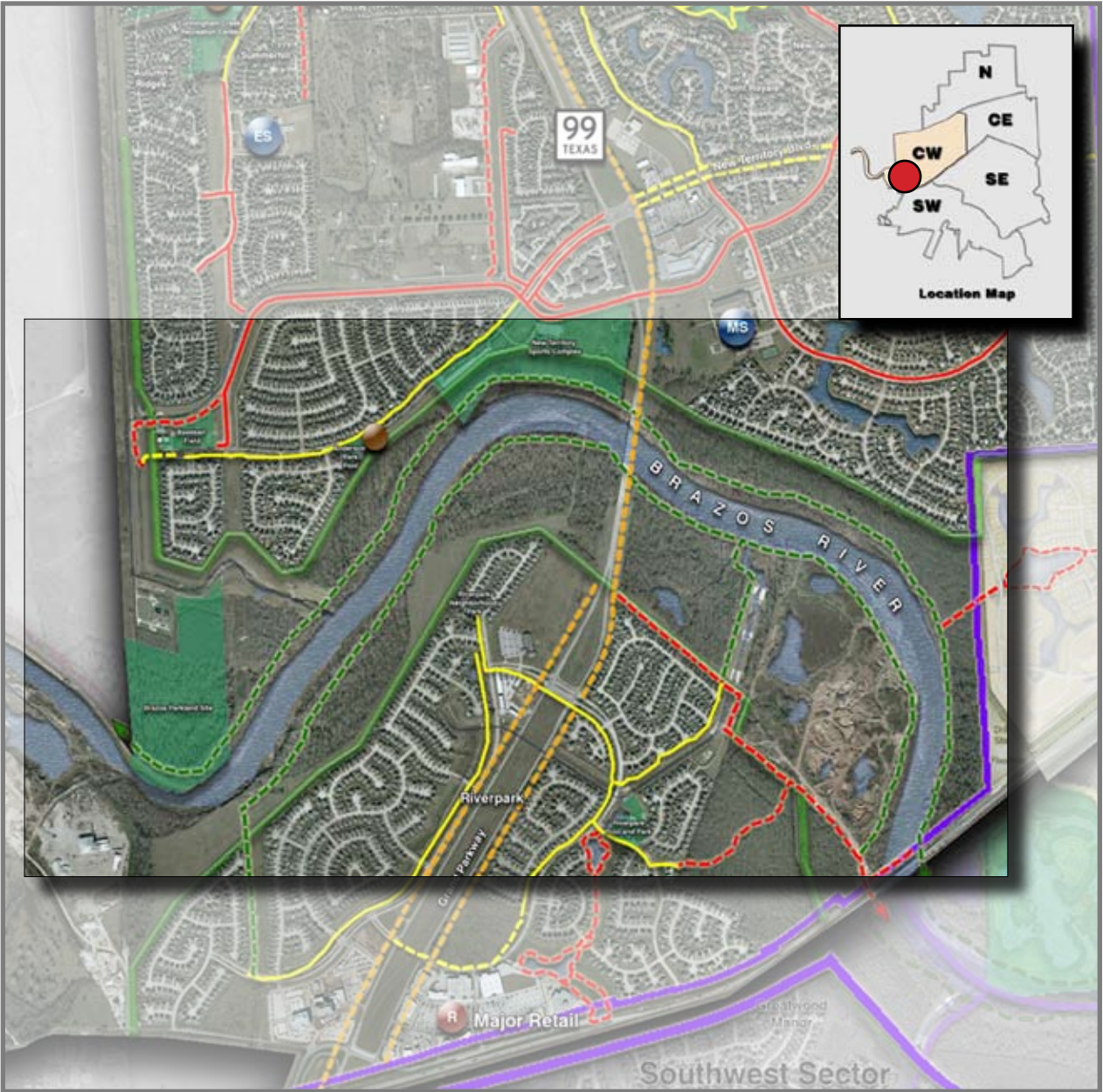


Brazos Trail

The Brazos Trail extends throughout the southern portion of the sector. The proposed nature trail follows along both sides of the river. There will be a pedestrian crossing available at the Highway 99 intersection. Both the Riverpark and the Telfair neighborhoods have trails connecting to the Brazos Trail.

CORRIDOR EVALUATION				
Corridor Name:		Brazos River Nature Trail (West Segment)		
Sector - Central West		Evaluation Score (5 = High Compatibility, 1 = Low Compatibility)		5
		Meeting Held with Homeowner Group or Representatives (Y/N)		Y
Selection Criterion	Weight	Total Available Points	Comments	Allocated Points
Public Opinion of Adjacent Property Owners				
Strong Positive Support Expressed	25%	25	Per neighborhood request	25
Strong Negative Reaction Expressed		0		0
Mix - Positive vs. Negative Reaction		10 - 20	Positive neighborhood sentiment	0
Connectivity				
# of Elements*	25%	25		15
To Schools	0	5	No significant school connection	0
Trail-to-Trail	3	5	Linkage between Telfair, River Park, New Territory trails	5
Neighborhood to Neighborhood	2	4	Neighborhood linkage via river corridor	3
Parks & Other Amenities	2	4	Connects two major parks along river corridor	4
Major Employers or Retail	2	4	Recreational trail, not intended for high speed use	0
Critical Connection		3	Key park to park linkage, also connection to Sugar Land Memorial Park	3
Proximity to Single Family Residential				
Alignment Separation from Homes				10
- Greater than 50' separation		10	Significant distance from area homes	10
- Between 30' and 50' separation		7		0
- Greater than 20' separation		5		0
Views above fence line into backyards**				
- Significant number of backyards visible from trail corridor		-15		0
- Less than 10% of backyards visible from proposed alignment		-5		0
- No significant views above adjacent fences		10		10
Existing Visual Buffers				
- Vegetation		5	Vegetative buffering	5
- Opaque Fencing (i.e. wood privacy fence)		5		0
- Berms		5		0
Availability				
	10%	10		10
City Owned		10	City ownership of majority of corridor	10
Other Public Entity Owned		10		0
Single Private Owner		6		0
Common Ownership (HOA)		4		0
Multiple Owners		2		0
Scenic Quality				
	10%	10		10
Significant greenbelt corridor (1 to 10)		10	Part of longest continuous greenbelt in Sugar Land	10
Current Usage				
	5%	5		5
No Trail or Sidewalk, but Used		5	High potential for use	5
Usable w/out Improvement		5		0
Total		100%	90	90

*# of Elements within 1/4 - 1/2 mile radius **from 5'-6" viewpoint over 6" privacy fence





River Park Neighborhood Trails

The proposed trails throughout the River Park Neighborhood not only connect to nearby retail centers, the trails also connect to the Brazos River proposed nature trails and the Grand Parkway proposed parkway trails. These trails then connect to the remainder of the city and offer several different routes for easy mobility.

CORRIDOR EVALUATION		Corridor Name:		Riverpark Neighborhood Trails	
Sector - Central West		Evaluation Score (5 = High Compatibility, 1 = Low Compatibility)			4
		Meeting Held with Homeowner Group or Representatives (Y/N)			Y
Selection Criterion		Weight	Total Available Points	Comments	Allocated Points
Public Opinion of Adjacent Property Owners		25%	25		15
Strong Positive Support Expressed			25		
Strong Negative Reaction Expressed			0		
Mix - Positive vs. Negative Reaction			10 - 20	Neighborhood sentiment unknown	15
Connectivity	# of Elements*	25%	25		16
To Schools	0		5	No area neighborhood schools at present	0
Trail-to-Trail	2		5	Connection to Brazos River corridor	4
Neighborhood to Neighborhood	2		4	Facilitates connections between neighborhoods	3
Parks & Other Amenities	2		4	Connections to Brazos River corridor	4
Major Employers or Retail	5		4	Linkage to area retail	4
Critical Connection			3	Key connections to river	1
Proximity to Single Family Residential		25%	25		20
Alignment Separation from Homes					5
- Greater than 50' separation			10		0
- Between 30' and 50' separation			7		0
- Greater than 20' separation			5		5
Views above fence line into backyards**					10
- Significant number of backyards visible from trail corridor			-15		0
- Less than 10% of backyards visible from proposed alignment			-5		0
- No significant views above adjacent fences			10		10
Existing Visual Buffers					5
- Vegetation			5		
- Opaque Fencing (i.e. wood privacy fence)			5	Existing screening	5
- Berms			5		0
Availability		10%	10		10
City Owned			10		0
Other Public Entity Owned			10	Drainage district ownership	10
Single Private Owner			6		0
Common Ownership (HOA)			4		0
Multiple Owners			2		2
Scenic Quality		10%	10		0
Significant greenbelt corridor (1 to 10)			10		0
Current Usage		5%	5		5
No Trail or Sidewalk, but Used			5	Few areas to walk in this area, use of trails likely high	5
Usable w/out Improvement			5		0
Total		100%	100		66
# of Elements within 1/4 - 1/2 mile radius **from 5'-6" viewpoint over 6' privacy fence					



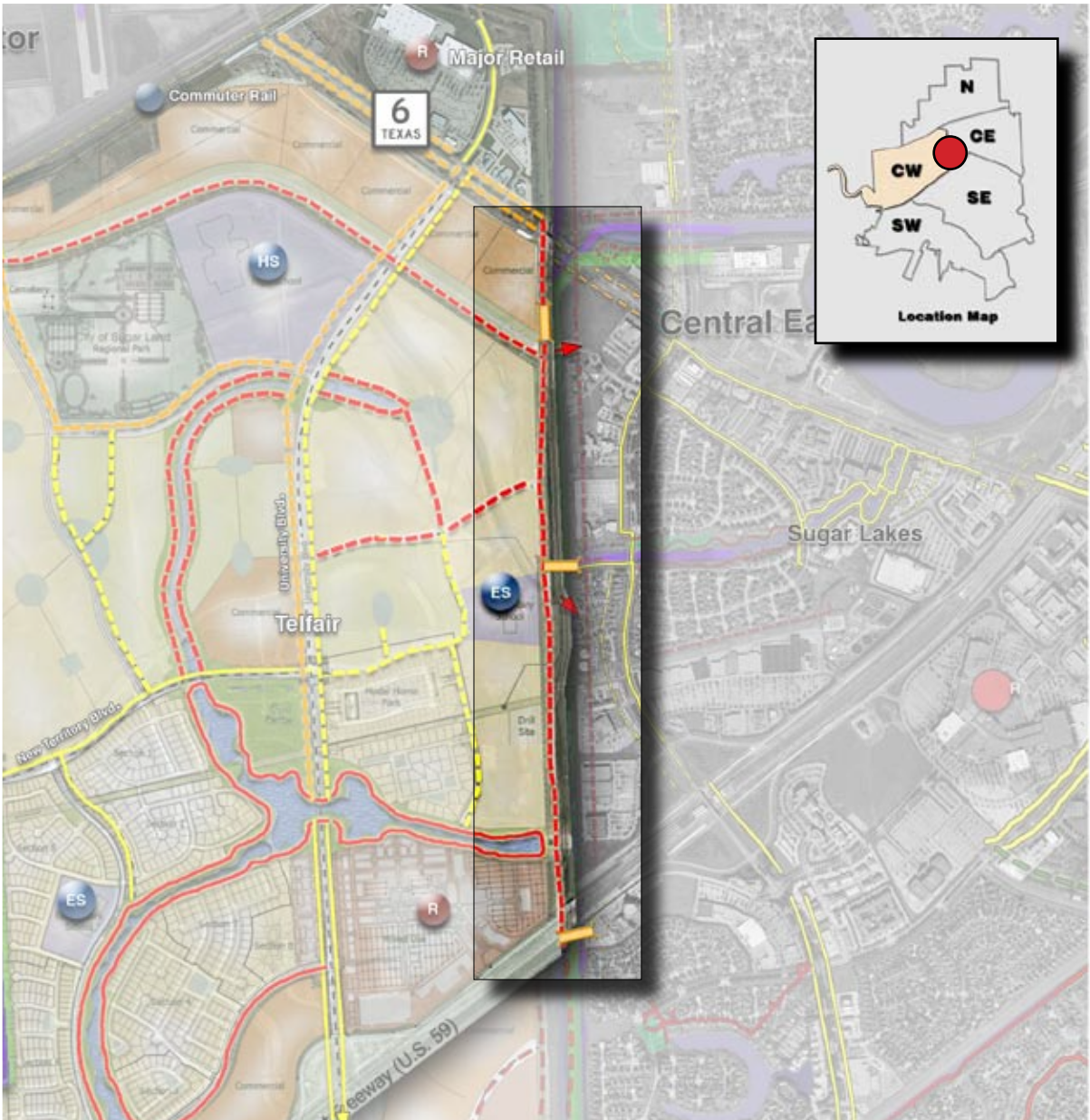


Ditch H Community Trails

As mentioned previously, Ditch H is one of the highest priorities of this plan. Continuing this trail on the Central West side of the ditch will allow the residents of this planning sector the opportunity to easily travel throughout the city and into the other planning sectors. There are three proposed pedestrian bridges crossing over the ditch and construction of these bridges should be coordinated with LID and TxDOT.

CORRIDOR EVALUATION		Corridor Name: Ditch H Community Wide Trail (West Side)				
Sector - Central West		Evaluation Score (5 = High Compatibility, 1 = Low Compatibility)		5		
		Meeting Held with Homeowner Group or Representatives (Y/N)		Y		
Selection Criterion		Weight	Total Available Points	Comments	Allocated Points	
Public Opinion of Adjacent Property Owners		25%	25		25	
Strong Positive Support Expressed			25		25	
Strong Negative Reaction Expressed			0			
Mix - Positive vs. Negative Reaction			10 - 20			
Connectivity		# of Elements*	25%	25		23
To Schools		1		5	Connection to area elementary school, UH campus	3
Trail-to-Trail		3		5	Connection to trails south of 59, trails north of Highway 6	5
Neighborhood to Neighborhood		2		4	Links multiple neighborhoods near corridor	4
Parks & Other Amenities		4		4	Link to Sugar Land Memorial Park, Imperial Park, municipal parks in Telfair	4
Major Employers or Retail		0		4	Link to retail along highway 59	4
Critical Connection				3	Very significant north south citywide route	3
Proximity to Single Family Residential		25%	25			22
Alignment Separation from Homes						7
- Greater than 50' separation				10		0
- Between 30' and 50' separation				7	New development, can be planned with adequate buffering techniques	7
- Greater than 20' separation				5		0
Views above fence line into backyards**						10
- Significant number of backyards visible from trail corridor				-15		0
- Less than 10% of backyards visible from proposed alignment				-5		0
- No significant views above adjacent fences				10	New development plan for adequate screening	10
Existing Visual Buffers						5
- Vegetation				5		0
- Opaque Fencing (i.e. wood privacy fence)				5	Existing privacy fences	5
- Berms				5		0
Availability		10%	10			10
City Owned				10		0
Other Public Entity Owned				10	Drainage corridor, LID controlled	10
Single Private Owner				6		0
Common Ownership (HOA)				4		0
Multiple Owners				2		0
Scenic Quality		10%	10			10
Significant greenbelt corridor (1 to 10)				10	Major greenspace corridor, extensive long range views	10
Current Usage		5%	5			5
No Trail or Sidewalk, but Used				5	Used by area residents	5
Usable w/out Improvement				5		0
Total			100%	100		95

*# of Elements within 1/4 - 1/2 mile radius **from 5'-6" viewpoint over 6' privacy fence



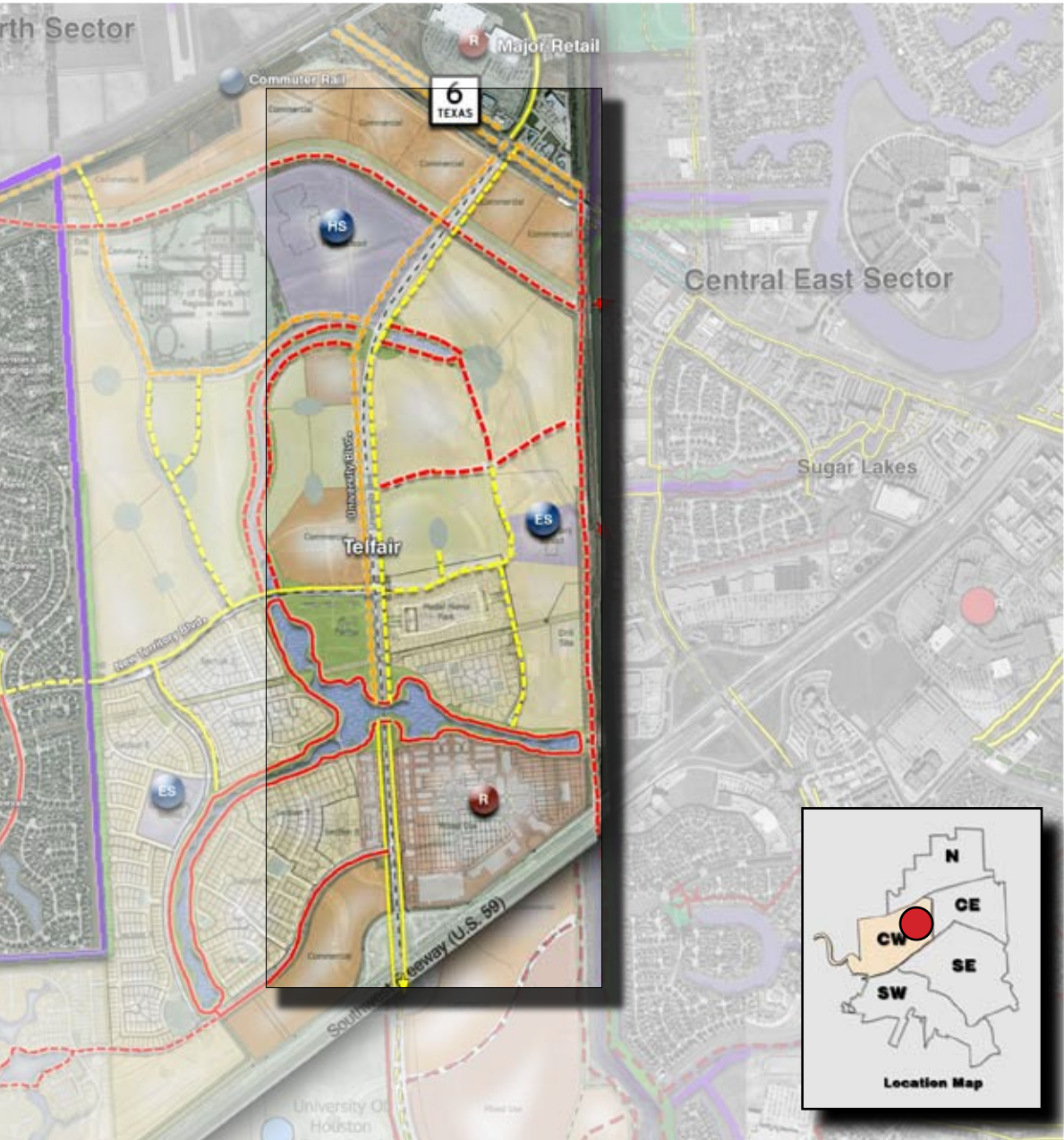
University Boulevard Parkway Trail

University Blvd. parallels Ditch H and links the Telfair development to both south and north Sugar Land. At least one of the sidewalk corridors along University should be widened to convert it into a parkway trail. This sidewalk should be 8 feet in width, should be curvilinear in nature and should be developed as part of a streetscape design for University. This treatment should extend south under Highway 59 to connect with the existing 14' wide trail at the University of Houston.

The University Blvd. Parkway Trail should be developed as part of Telfair. The current sidewalk which is 6' wide should be widened to 8' in the future. Additional right of way or changes to the cross section where not yet build may be needed to accommodate the extra 2' sidewalk width.

CORRIDOR EVALUATION		Corridor Name:		University Blvd. Parkway Trail	
Sector - Central West		Evaluation Score (5 = High Compatibility, 1 = Low Compatibility)		5	
		Meeting Held with Homeowner Group or Representatives (Y/N)		Y	
Selection Criterion	Weight	Total Available Points	Comments	Allocated Points	
Public Opinion of Adjacent Property Owners		25%	25		25
Strong Positive Support Expressed			25	Strong developer support for trail initiatives	25
Strong Negative Reaction Expressed			0		
Mix - Positive vs. Negative Reaction			10 - 20		
Connectivity		# of Elements*	25%	25	21
To Schools	3		5	Major connection to all schools in the area	3
Trail-to-Trail	2		5	Potential link to trail along South University	4
Neighborhood to Neighborhood	2		4	Key link between neighborhoods	4
Parks & Other Amenities	2		4	Links to Regional park and to Telfair area park	3
Major Employers or Employers	0		4	Major link to area retail and employment	4
Critical Connection			3	Key link to Town Center, UofH, Memorial Park, retail at heart of Telfair	3
Proximity to Single Family Residential		25%	25		20
Alignment Separation from Homes					5
- Greater than 50' separation			10		0
- Between 30' and 50' separation			7		0
- Greater than 20' separation			5		5
Views above fence line into backyards**					10
- Significant number of backyards visible from trail corridor			-15		0
- Less than 10% of backyards visible from proposed alignment			-5		0
- No significant views above adjacent fences			10		10
Existing Visual Buffers					5
- Vegetation			5		0
- Opaque Fencing (i.e. wood privacy fence)			5	Developer screening walls planned	5
- Berms			5		0
Availability		10%	10		8
City Owned			10	Public right of way, may require small percentage of additional right of way	8
Other Public Entity Owned			10		0
Single Private Owner			6		0
Common Ownership (HOA)			4		0
Multiple Owners			2		0
Scenic Quality		10%	10		5
Significant greenbelt corridor (1 to 10)			10	Crosses area lakes, signature bridge feature	5
Current Usage		5%	5		5
No Trail or Sidewalk, but Used			5	Used by area residents	5
Usable w/out Improvement			5	Walkable w/o improvements	5
Total		100%	100		84

*# of Elements within 1/4 - 1/2 mile radius **from 5'-6" viewpoint over 6" privacy fence





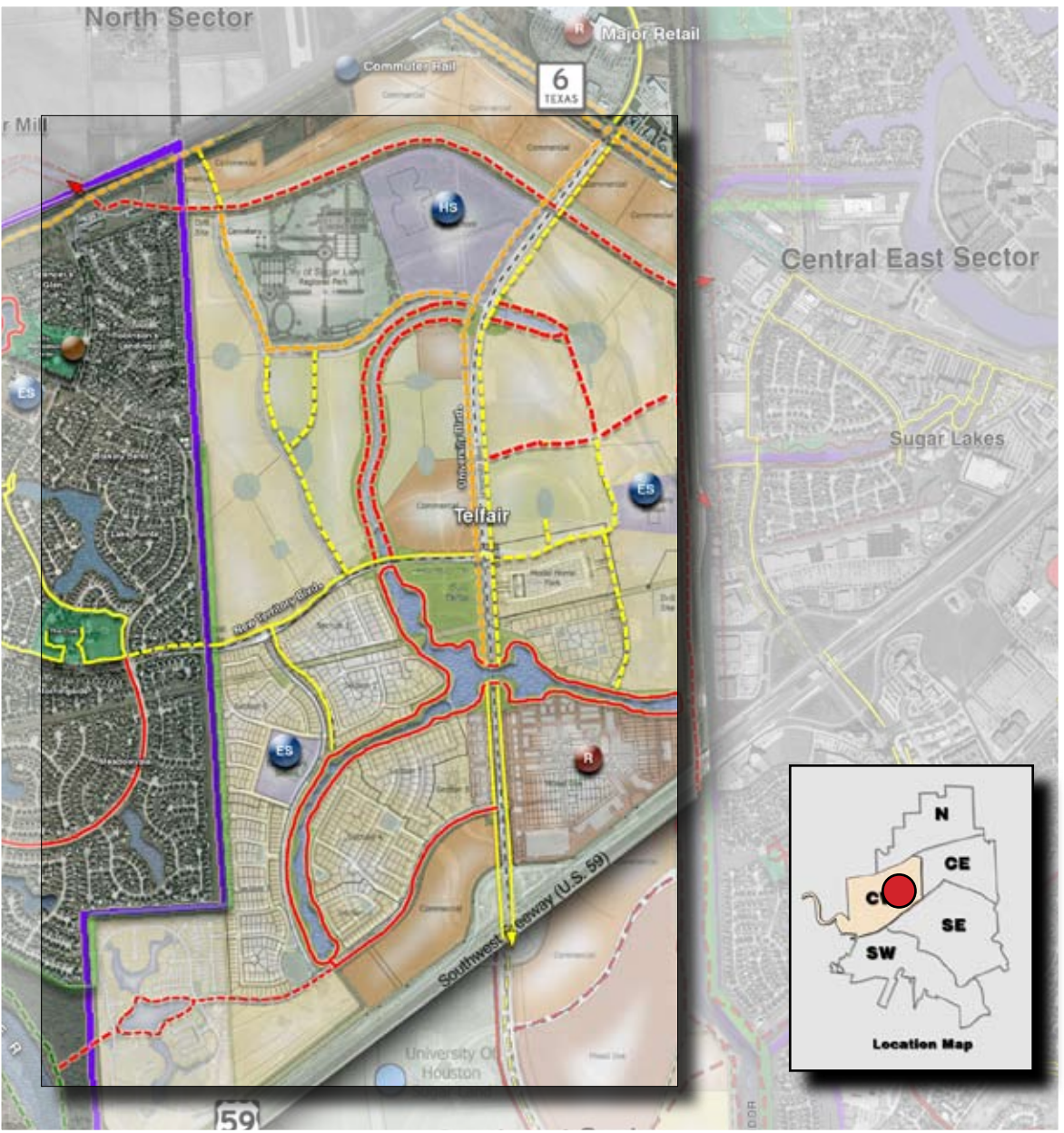
Telfair Neighborhood Trails

Telfair should include additional trails that connect the development to the Ditch H corridor. Trails should also be extended to connect neighborhoods to the planned regional park and to the new High School site. A trail on the west side of Ditch H can also be considered as an additional amenity for the development.

These additional trails are being planned and constructed as part of the development to enhance internal connectivity.

CORRIDOR EVALUATION		Corridor Name:		Telfair Neighborhood Trails	
Sector - Central West		Evaluation Score (5 = High Compatibility, 1 = Low Compatibility)		4	
		Meeting Held with Homeowner Group or Representatives (Y/N)		Y	
Selection Criterion		Weight	Total Available Points	Comments	Allocated Points
Public Opinion of Adjacent Property Owners		25%	25		25
Strong Positive Support Expressed			25	Developer support for trails	25
Strong Negative Reaction Expressed			0		
Mix - Positive vs. Negative Reaction			10 - 20		
Connectivity		# of Elements*	25%	25	14
To Schools		2		5	0
Trail-to-Trail		2		5	4
Neighborhood to Neighborhood		2		4	4
Parks & Other Amenities		2		4	3
Major Employers or Retail		0		4	1
Critical Connection				3	2
Proximity to Single Family Residential		25%	25		20
Alignment Separation from Homes					5
- Greater than 50' separation			10		0
- Between 30' and 50' separation			7		0
- Greater than 20' separation			5	Provided as part of development	5
Views above fence line into backyards**					10
- Significant number of backyards visible from trail corridor			-15		0
- Less than 10% of backyards visible from proposed alignment			-5		0
- No significant views above adjacent fences			10	No current views to private areas	10
Existing Visual Buffers					5
- Vegetation			5		0
- Opaque Fencing (i.e. wood privacy fence)			5	Screening as part of development	5
- Berms			5		0
Availability		10%	10		6
City Owned			10		0
Other Public Entity Owned			10		0
Single Private Owner			6	Donations as part of development	6
Common Ownership (HOA)			4		0
Multiple Owners			2		0
Scenic Quality		10%	10		5
Significant greenbelt corridor (1 to 10)			10	Provide access to area drainage and greenbelts	5
Current Usage		5%	5		5
No Trail or Sidewalk, but Used			5	High potential for use	5
Usable w/out Improvement					0
Total		100%	100		75

*# of Elements within 1/4 - 1/2 mile radius **from 5'-6" viewpoint over 6' privacy fence



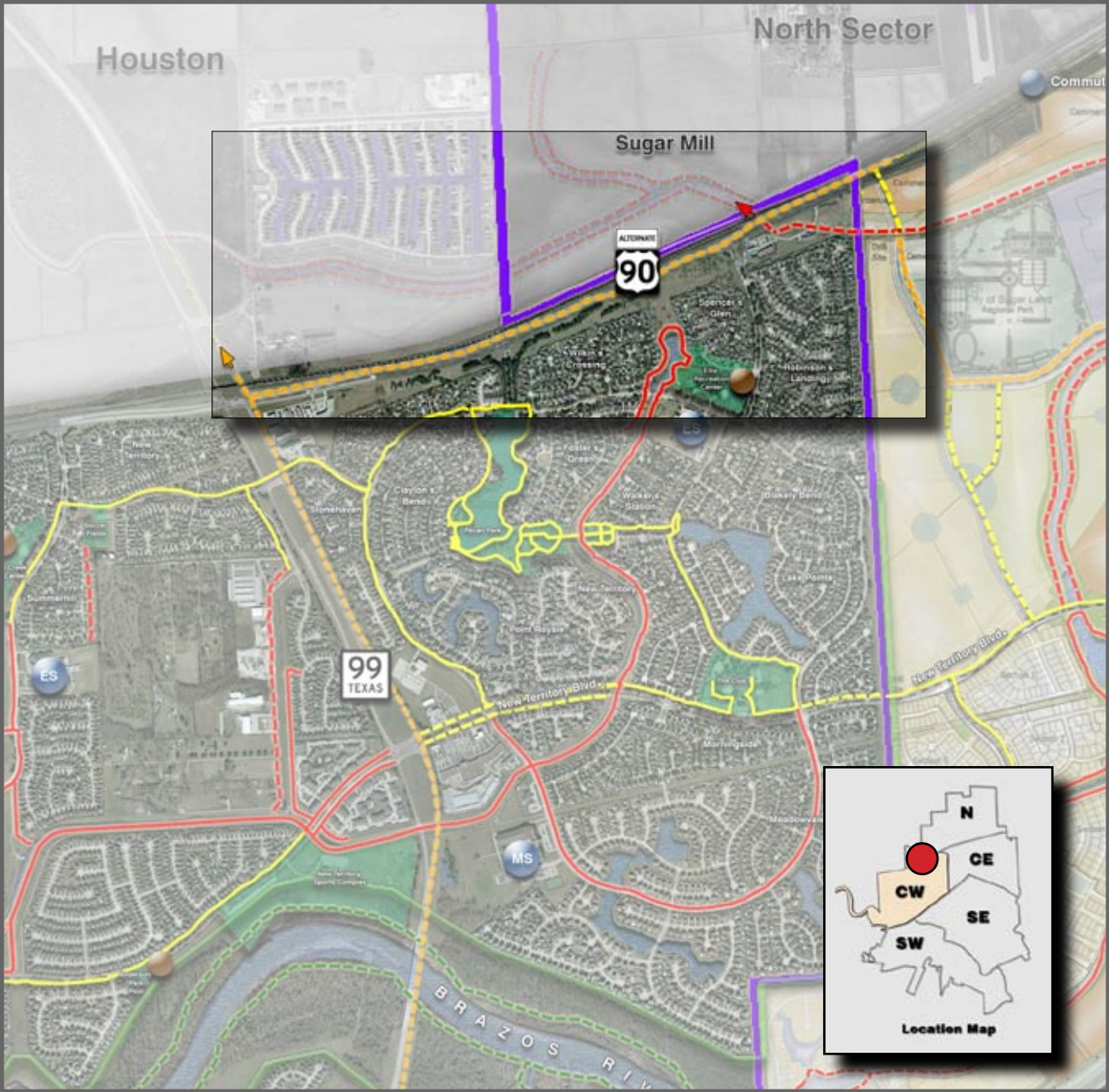
Highway 90A West Parkway Trail

A trail could be developed along the southern right of way of Highway 90 between University and Grand Parkway. The trail would facilitate connections to the Imperial Sugar area and to other routes that could terminate at the Town Center. Because this trail would be on the external side of the New Territory and Telfair developments, it may not generate as high a use as if it were internal to each development.

This trail should be planned as a 12' wide concrete trail. It should be considered a long range opportunity, and is not slated for immediate development.

CORRIDOR EVALUATION		Corridor Name:		Highway 90A West Parkway Trail	
Sector - Central West		Evaluation Score (5 = High Compatibility, 1 = Low Compatibility)		3	
		Meeting Held with Homeowner Group or Representatives (Y/N)		Y	
Selection Criterion	Weight	Total Available Points	Comments	Allocated Points	
Public Opinion of Adjacent Property Owners		25%	25	10	
Strong Positive Support Expressed			25		
Strong Negative Reaction Expressed			0		
Mix - Positive vs. Negative Reaction			10 - 20	10	
Connectivity		# of Elements*	25%	25	12
To Schools	1		5	Connection to future Telfair High School	2
Trail-to-Trail	1		5	Connection to Telfair routes	2
Neighborhood to Neighborhood	2		4	New Territory to Telfair connection	2
Parks & Other Amenities	1		4	Connection to new Telfair city park	2
Major Employers or Retail			4	Connection to retail along Hwy 90A	3
Critical Connection			3	Direct route, but other direct routes from neighborhoods exist	1
Proximity to Single Family Residential		25%	25	25	
Alignment Separation from Homes				10	
- Greater than 50' separation			10	Wide corridor, allows for significant buffering from homes	10
- Between 30' and 50' separation			7	Wide corridor, allows min. of 30' separation	0
- Greater than 20' separation			5		
Views above fence line into backyards**				10	
- Significant number of backyards visible from trail corridor			-15		
- Less than 10% of backyards visible from proposed alignment			-5		
- No significant views above adjacent fences			10	No views into yards	10
Existing Visual Buffers				5	
- Vegetation			5		
- Opaque Fencing (i.e. wood privacy fence)			5	Permanent screen wall already in place	5
- Berms			5		
Availability		10%	10	8	
City Owned			10		0
Other Public Entity Owned			10	TxDOT corridor, shared with gas transmission lines	8
Single Private Owner			6		0
Common Ownership (HOA)			4		0
Multiple Owners			2		0
Scenic Quality		10%	10	4	
Significant greenbelt corridor (1 to 10)			10	Wide corridor with extensive plantings	4
Current Usage		5%	5	0	
No Trail or Sidewalk, but Used			5	No demonstrated evidence of use	0
Usable w/out Improvement			5		0
Total		100%	100	59	

*# of Elements within 1/4 - 1/2 mile radius **from 5'-6" viewpoint over 6' privacy fence



This page was intentionally left blank.